



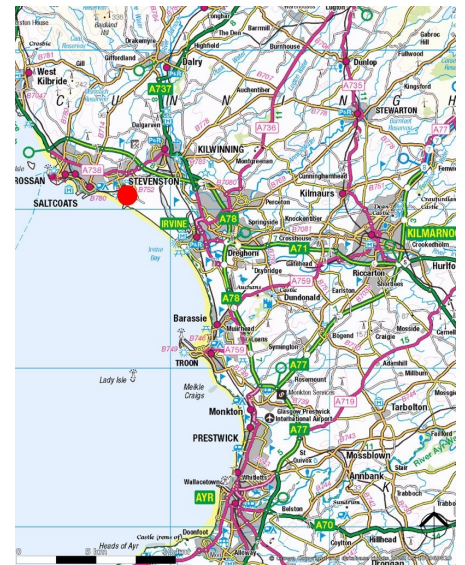
## Unit 6, Portland Place, Stevenston, North Ayrshire, KA20 3NN

- Modern semi-detached industrial unit
- Well-established industrial location
- Potential for 100% rates relief
- 177.52 sq m (1,910 sq ft)

The subjects comprise a single-storey semi-detached industrial unit of steel portal frame construction with part brick/part metal cladding walls under a shallow-pitched roof, clad in profile metal sheeting incorporating translucent roof panels.

The subjects benefit from a surfaced car park area to the front elevation of the property. The subjects benefit from a vehicular roller shutter door and pedestrian access door to the front elevation.

Internally, the subjects provide an open plan warehouse with two single WCs.



## LOCATION

Stevenston is one of the three interconnecting towns of Ardrossan, Saltcoats and Stevenston, known locally as "the Three Towns". Stevenston has a resident population of approximately 8,646 persons (Census 2022). The town is situated approximately six miles north-west of Irvine, 13 miles north-west of Kilmarnock, 20 miles north-west of Ayr and 33 miles south-west of Glasgow.

The subject property is situated within Portland Place, to the east of Station Road.

## SIZE

Floor	Sq Ft	Sq M
Unit 6	1,910	177.52

## RENT

Offers over £9,500 Per Annum are invited.

## TENURE

Leasehold.

The premises are offered on Full Repairing and Insuring terms.

## RATES

The current rateable value is £5,700.

The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Industrial

## VAT

The quoted rental is exclusive of VAT.

VAT is payable upon the rent and any other charges.

## LEGAL COSTS

The tenant will be responsible for meeting both their own and the landlord's legal/estate costs incurred in connection with granting the new lease and any Land and Buildings Transaction Tax and registration dues.

## EPC

EPC rating 'E'. Certificate available on request.

## To arrange a viewing contact:



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## IMPORTANT NOTICE

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